

July 27, 1998

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REVISED REPORT AND DECISION ON APPLICATION FOR PRELIMINARY PLAT APPROVAL.

SUBJECT: Department of Development and Environmental Services File No. **L97P0029**
Proposed Ordinance No. **98-390**

BEAVER CLEAVER
Preliminary Plat Application

Location:	Lying generally north of Main Street (if extended) and west of 242nd Avenue NE (if extended)
Applicant:	Wellington Morris Corporation Attn: Mr. Steve Nielsen 10335 Main Street, Suite 8 Bellevue, WA 98004
Property Owner:	Richard D. Hummel 7204 – 78th Avenue SE Mercer Island, WA 98040

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve, subject to conditions
Department's Final:	Approve, subject to conditions (modified)
Examiner:	Approve, subject to conditions (modified)

PRELIMINARY MATTERS:

Application or petition submitted:	July 18, 1997
Notice of complete application:	August 15, 1997

EXAMINER PROCEEDINGS:

Hearing Opened:	April 9, 1998
Hearing Administratively Continued:	April 9, 1998
Hearing Closed:	April 20, 1998
Report and Decision Issued:	May 8, 1998
Decision Appealed:	May 29, 1998
Hearing Re-Opened:	July 21, 1998
Hearing Closed:	July 21, 1998

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES ADDRESSED:

- Recreation area
- Surface water drainage
- Traffic circulation
- Density (subdivision)

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owner/Developer:	Richard D. Hummel 7204 – 78th Avenue SE Mercer Island, WA 98040
Engineer:	Wellington-Morris Corp. 10335 Main street, Suite 8 Bellevue, WA 98004
Location:	Lying generally north of Main Street (if extended) and west of 242nd Avenue NE (if extended)
STR:	34-25-06
Zoning:	R-1-P
Acreage:	10.46
Number of Lots:	11
Density:	Approximately 1.05 dwelling units per acre
Typical Lot Size:	Ranges from 13,944 to 25,383 square feet
Proposed Use:	Detached single-family residences
Sewage Disposal:	Sammamish Plateau Water & Sewer District

Water Supply:	Sammamish Plateau Water & Sewer District
Fire District:	King County Fire District No. 10
School District:	Lake Washington School District No. 414
Complete Application Date:	August 15, 1997

2. The King County Land Use Services Division Preliminary Report to the King County Hearing Examiner for the April 9, 1998 public hearing is found to be correct and is incorporated herein by this reference. A copy of the said Preliminary Report will be attached to the copies of this report submitted to the County Council.
3. The applicant has proposed to pay a fee-in-lieu-of on-site recreation space, as authorized by KCC 21A.14.185. The Department of Development and Environmental Services and Department of Parks and Recreation recommend acceptance of this payment, for the reasons that the proposed lots are of sufficient size to allow for on-site recreation, and most of the site contains slopes in excess of those which are typically considered suitable for the development of recreation space. The area for recreation space required by the King County Code would be 4,290 square feet, which would not provide a significant benefit to the residents of the plat.
4. The natural discharge of surface water from the portion of the subject property proposed for development is to the north, into the area identified as King County Wetland No. 9. From this wetland, flows are to the east (Evans Creek drainage) and to the west (East Lake Sammamish drainage). The drainage flow to the east is to Allen Lake, a volume-sensitive water body, and then north and west to Evans Creek. Flooding problems occur around Allen Lake, resulting in overtopping of 244th Avenue NE and NE 8th Street. To alleviate any adverse impact from the proposed development on the existing flooding problem, DDES has proposed, and the applicant has agreed to, the most rigid retention and detention standard that the County now utilizes.

Discharge of run-off from the portion of the property proposed to be developed will be as far west as possible on the site, to assure that no surface water run-off which naturally flows to the west, if any, will be diverted to the Evans Creek drainage.

5. Preliminary downstream analysis has indicated the existence of a culvert under 244th Avenue NE which is periodically under water. Engineering plans for development of the site shall address the problem at this culvert. Final plan approval may require improvements to alleviate any inadequacy of that culvert.
6. The owner of property adjacent to the west has requested that access to his property be provided through the proposed plat of Beaver Cleaver. The adjacent property to the west is Lot 1 of King County Short Plat no. 282049. The property owner is Michael Exendine. Within and west of Lot 1 of Short Plat 282049 is the Northwest Pipeline Corporation gas pipeline right-of-way. Lots 2 and 3 of Short Plat 282049, which are adjacent to the west of Lot 1, are owned by Earl J. or Michael Exendine. Lot 1 is developed with one residence, and currently has limited access over an easement through the planned unit development adjacent to the north ("The Tree Farm"). In addition, the right-of-way of 238th Avenue Northeast through The Tree Farm is stubbed to the northwest corner of Lot 2 of Short Plat 282049.

Adjacent to the south of the subject property and Lots 1 and 3 of Short Plat 282049, the proposed plat of "The Greens At Beaver Crest" is pending preliminary approval. The Applicant in this

proceeding and Michael Exendine have entered into contractual arrangements with the developer of The Greens At Beaver Crest for the provision of access from the south. Access to the subject property will be provided by an extension of 241st Place Southeast to the south property line of Beaver Cleaver; access to the Exendine property will be provided by an extension of Southeast Second Lane to the south boundary of Short Plat 282049.

Michael Exendine also has acquired additional property within the area of the proposed plat of The Greens At Beaver Crest, which affords him an opportunity to extend a road from Southeast Second Lane to the southeast corner of Lot 1 of Short Plat 282049.

Access through the Beaver Cleaver development to Lot 1 of Short Plat 282048 to the west would facilitate development of Lot 1, but is not necessary to allow for reasonable development of that property. Furthermore, the proposed development of the plat of Beaver Cleaver does not impact any existing access to Short Plat 282049.

7. The applicant proposes to add 5/100 of an acre to the subject plat, to increase the plat size to 10.51 acres. It is anticipated this additional property would be added to the north portion of the east boundary of the plat. The applicant and the Department of Development and Environmental Services will consider, prior to final plat approval, whether such modification would constitute a minor plat modification, within the discretion of the Department of Development and Environmental Services to approve. If the additional acreage is not added to the area of the plat, or if the plat modification is not approved by DDES, the number of lots which could be developed on the subject property pursuant to the provisions of the R-1 zone classification would be 10.

CONCLUSIONS:

1. If approved subject to the conditions set forth below, the proposed subdivision will comply with the goals and objectives of the King County Comprehensive Plan, East Sammamish Community Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.
2. If approved subject to the conditions set forth below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare and for open spaces, for drainage ways, streets, other public ways, transit stops, potable water supply, sanitary wastes, parks and recreations, playgrounds, schools and school grounds, and safe walking conditions for students who only walk to school; and it will serve the public use and interest.
3. The conditions for final plat approval set forth below are in the public interest and are reasonable requirements to mitigate the impacts of this development upon the environment.
4. The dedications of land or easements within and adjacent to the proposed plat, as required by the conditions for final plat approval or as shown on the proposed preliminary plat submitted by the applicant, are reasonable and necessary as a direct result of the development of this proposed plat.

5. Payment of a fee-in-lieu-of dedication and development of recreation area would be consistent with the purposes and provisions of King County Code Chapter 21A.14.
6. Further downstream drainage analysis should occur prior to submission of engineering plans, to assure that the flow of surface water from the subject property to Allen Lake is not impeded by an undersized, blocked or damaged culvert under 244th Avenue NE. Responsibility for correction of any problem with that culvert should be appropriately shared among properties being developed in the area.
7. Development of the subject property has no impact on existing access to the property to the west. An access route through the subject property to the adjacent property to the west is not required for reasonable neighborhood traffic circulation, or to provide for the public health, safety or welfare. A requirement that this development provide access to the west would be contrary to the ruling of the State Court Of Appeals for this district in *Luxembourg v. Snohomish County*, which the examiner is bound to follow.
8. The allowed number of lots on the property subject to the current application for preliminary plat approval is 10. However, if additional property can be added to the property subject to the present application, through a minor modification approved by the Department of Development and Environmental Services, and if the process for so doing is approved by the King County Prosecuting Attorney, 11 lots may be developed, generally as shown in the February 24, 1998 preliminary plat map. If the final surveyed area of the property is less than 10.50 acres, the number of lots must be reduced to 10.

DECISION:

APPROVE the proposed preliminary plat of BEAVER CLEAVER, as revised and received February 24, 1998, subject to the following conditions of final plat approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the base density and 50% lot clustering requirements of the R-1 zone classification. Documentation shall be submitted to verify compliance with these requirements.

All lots shall also meet the minimum dimensional requirements of the R-1 zone classification or shall be as shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Land Use Services Division (LUSD). (Also see Condition 20 below.)
4. The applicant must obtain final approval from the King County Health Department.

5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, subject to variances which may be granted by the King County Road Engineer.
6. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.
7. Final plat approval shall require full compliance with drainage provisions set forth in King County Code 9.04 and the storm drainage requirements and guidelines as established by the Water and Land Resources Division. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. The following conditions represent portions of the Code and requirements that apply to all plats.
 - a. Drainage plans and analysis shall comply with the 1990 King County Surface Water Design Manual and updates which were adopted by Public Rule effective January 1, 1995. LUSD approval of the drainage and roadway plans is required prior to any construction.
 - b. Current standard plan notes and ESC notes, as established by LUSD Engineering Review, shall be shown on the engineering plans.
 - c. The following notes shall be shown on the final recorded plat:

"All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."
8. The following road improvements shall be provided:
 - a. Northeast 2nd Place shall be improved to the urban minor access street standard.
 - b. The "Private Drive" tract shall be merged with Tract A and dedicated to King County subject to a minimum 20-foot-wide access/utility easement to serve Lots 4 and 5, unless a variance is obtained from the paragraph of Section 1.2.3-6 of the King County Surface Water Design Manual's designated "Tracts" that requires that maintenance roads to County run-off control facilities lie within tracts dedicated to King County. If such a variance is granted, then the Private Drive tract shall be jointly owned by the owners of Lots 4 and 5 and an access easement shall be granted to King County across the Private Drive tract. Under either scenario, the easement (whether in favor of Lots 4 and 5 or in favor of King County) shall be shown on the final plat and engineering plans over the portion of the site that is depicted on the preliminary plat as the "Private Drive" tract. A joint use driveway shall be constructed from the NE 2nd Place turnaround bulb to a point

at least 20 feet west of the east boundary of Lot 5, consistent with King County Road Standards (KCRS) Sec. 3.01. Maintenance of the joint-use driveway shall be the responsibility of the owners of Lots 4 and 5, and a note to this effect shall appear on the final plat and engineering plans, provided that King County shall be responsible for repairing any damage to the road caused by King County's use of the road.

- c. Modifications to the above road conditions may be considered and approved, per KCRS Sec. 1.08.
 - d. Off-site access to the subdivision shall be over a full-width, dedicated and improved public road which has been accepted by King County for maintenance. If the off-site access has not been accepted by King County at the time of recording, then said road or roads shall be fully bonded by the applicant of this subdivision, or by others.
- 9. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council, prior to final plat recording.
 - 10. The applicant shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. Except as provided in Condition 22 below, the applicant has the option to either: 1) pay the MPS fee at final plat recording, or 2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application, and a note shall be placed on the face of the plat stating: "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid". If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.
 - 11. Lots within this subdivision are subject to KCC 21A.43 and Ordinance 12532 which imposed impact fees to fund school system improvements needed to serve new development. As a conditional of final approval, 50% of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat received final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
 - 12. A planter island, if provided within the turnaround bulb, shall be maintained by the abutting lot owners or the homeowners association. This shall be stated on the face of the final plat.
 - 13. The following note shall be shown on the final engineering plans and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS
AND SENSITIVE AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave

undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

14. Determine the top, toe, and sides of slopes 40% or greater by field survey, where the grade change through such slopes is greater than 10 feet, for any such slopes which either lie 65 feet or less from the subject property, or within it. (See KCC 21A.06.1230.) Provide a 50-foot buffer from these slopes. The buffer may be reduced to 10 feet, subject to the approval of LUSD, following the submittal of a satisfactory geotechnical report.
15. The proposed subdivision shall comply with the sensitive areas requirements as outlined in KCC 21A.24. Prior to engineering plan approval, the applicant shall provide notice on title as outlined in KCC 21A.24.170. Permanent survey marking and signs, as specified in KCC 21A.24.160, shall also be addressed prior to final plat approval. Temporary marking of sensitive areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site, and shall remain in place until all construction activities are completed.
16. Preliminary plat review has identified the following issues which apply to this project. All other applicable requirements for sensitive areas shall also be addressed by the applicant.
 - a. Tract B contains a Class 1 wetland. A 100-foot-wide buffer shall be provided from this wetland. The wetland and buffer shall be placed in a sensitive areas tract (SAT).
 - b. Tract C, which contains steep slopes and/or steep slope buffers, shall be labeled as an SAT. Any other steep slope areas and/or steep slope buffers which fall within the site shall either be placed in an SAT, or a "sensitive area and buffer". (See Conditions 13 and 14 above, and KCC 21A.24.310.)
 - c. A 15-foot-wide building setback shall be provided from all wetland and steep slope buffers.
 - d. The southern half of the site is an erosion hazard area. Consequently, the requirements found in KCC 21A.24.220 concerning erosion hazard areas shall be met, including seasonal restrictions on clearing and grading activities. Such seasonal restrictions shall appear on the final engineering plans.
17. A geotechnical report shall be prepared which evaluates slope stability concerns relative to the

construction of the stormwater retention pond and related facilities, including the pond access road. A letter shall be provided from the author of the report, with the engineering plans, which certifies the engineering plans include the author's recommendations to assure slope stability.

18. A fee-in-lieu-of recreation space shall be paid to King County, in an amount determined by the Department of Parks and Recreation, consistent with KCC 21A.14.185.
19. A homeowner's association or other workable organization shall be established to the satisfaction of LUSD which will provide for the ownership and continued maintenance of the open space areas.
20. The number of lots shall be reduced to 10, unless the applicant submits a proposal for the addition of not less than 4/100 of an acre to the proposed development (to provide not less than 10.50 acres), which receives approval by the Department of Development and Environmental Services as a minor revision, and the modification is accomplished through a process approved by the King County Prosecuting Attorney.
21. **Drainage Condition.** The site is located in the Evans Creek Drainage Basin. Drainage from this site flows generally north to Wetland ELS9. Then the flow turns east through the wetland to cross the proposed 244th Avenue SE alignment, then passing through Allen Lake (Wetland EC38), then turning north to flow through portions of Wetland EC41.

The King County Water and Land Resources Division (WLRD, formerly SWM) has identified Allen Lake as a volume sensitive lake. To protect Allen Lake from drainage volume impacts, the detention facility design shall comply with King County Runoff Time Series (KCRTS) Level 3 methodology. The KCRTS Level 3 standard requires maintaining the duration of high flows at their predevelopment levels for all flows greater than ½ of the 2-year flow up to the 50-year flow, and controlling the 100-year peak flow rate to its predevelopment level. An appropriate volumetric factor of safety shall be added of between 10 percent and 20 percent at the design engineer's discretion.

22. **Traffic Conditions.** The pending proposals of the Beaver Cleaver and Greens at Beaver Crest, and preliminary approved subdivisions of Renaissance, Heights at Beaver Crest and Vista at Beaver Crest, will have a cumulative impact on SE 8th Street and 244th Avenue SE. In order to address this impact and assure an equitable sharing of the costs associated with the ultimate planned road improvements for the SE 8th Street and 244th Avenue SE corridor between 228th Avenue NE and NE 8th Street, the applicant shall pay a pro-rata share towards the widening of the SE 8th Street and 244th Avenue SE corridor, consistent with the developer's portion of CIP projects #201397 and #200797.

If at the time of final plat recording, a new MPS fee schedule is adopted which would include the SE 8th Street and 244th Avenue SE corridor, a pro-rata share payment, as noted above, will no longer be required at the time of final plat approval. The applicant shall pay the adopted MPS fees at the time of building permit approval.

ORDERED this 27th day of July, 1998.

James N. O'Connor
King County Hearing Examiner

TRANSMITTED this 27th day of July, 1998, to the parties and interested persons shown on the attached list.

NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of **\$125.00*** (check payable to King County Office of Finance) on or before **August 10, 1998**. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council on or before **August 17, 1998**. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

* If an appeal of this **Revised** Report and Decision is filed by Michael Exendine, the appeal fee previously paid on May 29, 1998 shall be credited as the fee for an appeal of the **Revised** Report and Decision.

MINUTES OF THE APRIL 9, 1998 AND JULY 21, 1998 PUBLIC HEARINGS ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L97P0029 – BEAVER CLEAVER:

James N. O'Connor was the hearing examiner in this matter. Participating in the hearing on April 9, 1998 were Lanny Henocho, Bruce Whittaker, David Halinen, and Ramon Alvendia. Participating in the hearing on July 21, 1998 were Lanny Henocho, Bruce Whittaker, David Halinen, Michael Exendine, Steve Nielson, Richard Hummel, and Ray Miller.

The following exhibits were offered and entered into the record on April 8, 1998:

- Exhibit No. 1 Department of Development and Environmental Services File No. L97P0029
- Exhibit No. 2 Department of Development and Environmental Services Preliminary Report to the hearing examiner for the April 9, 1998 public hearing
- Exhibit No. 3 Application, received July 18, 1997
- Exhibit No. 4 Environmental Checklist, received July 18, 1997
- Exhibit No. 5 Mitigated Determination of Nonsignificance, issued February 17, 1998
- Exhibit No. 6 Affidavit of Posting, received March 11, 1998, indicating signs were posted beginning on March 9, 1998 which gave notice of the public hearing

- Exhibit No. 7 Revised plat map, received February 24, 1998
- Exhibit No. 8 Preliminary Grading and Drainage Plan, received February 24, 1998
- Exhibit No. 9 Land Use Map – Kroll Maps 955E and 956W
- Exhibit No. 10 King County Assessor Map – NE 24-25-06
- Exhibit No. 11 Wetland Evaluation, prepared by Terra Associates, Inc., dated July 14, 1997
- Exhibit No. 12 Habitat Evaluation Report, prepared by Terra Associates, dated November 5, 1997
- Exhibit No. 13 Level 1 Drainage Analysis, prepared by Pinnacle Engineering, Inc., dated July 15, 1997
- Exhibit No. 14 “Request for School Information Preliminary Plats”, completed by Lake Washington School District #414, received March 31, 1998
- Exhibit No. 15 Greens at Beaver Crest plat map
- Exhibit No. 16 Preliminary plat of Beaver Creek
- Exhibit No. 17 Letter dated April 7, 1998 to hearing examiner from David Halinen
- Exhibit No. 18a Applicant’s proposed changes to LUSD Staff recommended conditions
- Exhibit No. 18b Redlined copy of applicant’s proposed changes to LUSD Staff recommended conditions
- Exhibit No. 19 Map of eastern property border, with proposed additional area
- Exhibit No. 20 Page 12 of LUSD Staff Report, annotated by applicant to reflect his proposed changes to Condition 14

The following exhibits were offered and entered into the record on July 21, 1998:

- Exhibit No. 15A Copy of Exhibit 15, showing Exendine property marked by Steve Nielson
- Exhibit No. 21 Examiner's Report and Decision on File No. L97P0029, Beaver Cleaver, dated May 8, 1998
- Exhibit No. 22 Appeal statement by Michael Exendine, dated May 28, 1998
- Exhibit No. 23 Appeal argument by Michael Exendine, dated May 28, 1998
- Exhibit No. 24` Letter to Examiner from Stephen J. Klos & Associates, dated May 29, 1998
- Exhibit No. 25 Memo in opposition to Exendine appeal by David Halinen, June 12, 1998
- Exhibit No. 26 E-mail between Examiner and Kevin Wright, King County Prosecuting Attorney's Office
- Exhibit No. 27 Luxembourg v. Snohomish County, 76 Wn. App. 502, 887 P.2d 446 (1995)
- Exhibit No. 28 Plat map dated as received February 24, 1998, scale 1" = 50'
- Exhibit No. 29 Roadway Relocation Agreement, notarized September, 1991
- Exhibit No. 30 Confirmation of Roadway Relocation Agreement, 1996
- Exhibit No. 31 Roadway and Utility Easement Extinguishment and Relocation Agreement
- Exhibit No. 32 King County Superior Court File No. 85-2-04963-8 Stipulation and Order Quieting Title, December 1987
- Exhibit No. 33 Map showing draft of boundary line adjustment
- Exhibit No. 34 Letter to Examiner from David Halinen, dated April 16, 1998
- Exhibit No. 35 Memo to Kevin Wright from David Halinen, dated July 8, 1998

JNOC:vam

Attachment

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